

Prepared by:
Richard C. Raines
Wyatt, Tarrant & Combs, LLP
1715 Aaron Brenner Dr., Suite 800
Memphis, TN 38120
901-537-1000

Return to: *Benny Morris*
Lawyers Title Insurance Corporation
6363 Poplar Avenue, Suite 208
Memphis, TN 38119
(901) 625-2500

CAMP CREEK CENTER, L.L.C.
a Mississippi limited liability company,
GRANTOR

TO

CC INVESTMENT GROUP, LLC
a North Carolina limited liability company,
GRANTEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, CAMP CREEK CENTER, L.L.C., a Mississippi limited liability company (herein "Grantor"), does hereby sell, convey and specially warrant unto CC INVESTMENT GROUP, LLC, a North Carolina limited liability company (herein "Grantee"), the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, more particularly described as follows, to-wit:

(See Exhibit "A" Attached Hereto for Legal Description)

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi, and further subject to those permitted exceptions shown on Exhibit "B" attached hereto and incorporated herein by reference. Taxes for the year 2006 are to be prorated between the parties. Possession of the subject property is to be given with delivery of this Deed.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their gender and number according to the context hereof.

(Signature of Grantor on Next Page)

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WITNESS the signature of the Grantor, this the 30th day of October, 2006.

CAMP CREEK CENTER, L.L.C.
a Mississippi limited liability company

By: *Fred Montesi, III*
Fred Montesi, III
Chief Manager

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said County and State, on this 27th day of October, 2006, within my jurisdiction, the within named Fred Montesi, III, who acknowledged that he is the Chief Manager of Camp Creek Center, L.L.C., a Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Sandra K. Nichols
Notary Public

My commission expires:

Grantor's Address:
c/o Southern Stores, Inc.
146 Timber Creek Drive
Cordova, TN 38018-4234
Phone: 901-759-5322



Grantee's Address:
CC Investment Group, LLC
P.O. Box 78145
Charlotte, NC 28271-7026
Attn: Michael E. Calandra
Phone: 704-844-6273

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Exhibit "A"
Legal Description

Lots 1, 3 and 7, Craft-Goodman Commercial Subdivision, Third Revision of Phase 1, in Section 28, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 82, Page 24, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and also being described as follows:

Lot 1 Description: A Tract of land being Lot No. 1 of Craft-Goodman Commercial Subdivision, Phase 1, also being a fraction of the Southwest Quarter (SW 1/4) of Section 28, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi; said tract being described in more detail as follows:

Commencing from the Southwest corner of Section 28, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi; run thence North 00 degrees 05' 06" East for a distance of 988.04 feet to a 1/2" rebar found at the Point of Beginning of this description; run thence North 00 degrees 05' 06" East for a distance of 510.80 feet to a pk nail found in a creosote wood post; run thence South 85 degrees 56' 36" East for a distance of 271.68 feet to a 1/2" iron bar found; run thence North 77 degrees 38' 53" East for a distance of 98.69 feet to a 1/2" rebar set; run thence South 12 degrees 17' 48" East for a distance of 246.96 feet to a pk nail set; run thence South 25 degrees 26' 34" East for a distance of 56.63 feet to a pk nail on the North right-of-way line of Camp Creek Boulevard, said pk nail also being the beginning of a circular curve to the left; run thence along said curve and right-of-way line having an arc length of 333.21 feet, a chord bearing of South 42 degrees 52' 31" West, a chord length of 325.46 feet, and a radius of 444.50 feet to a pk nail found; run thence North 68 degrees 33' 55" West, leaving said right-if-way line, for a distance of 49.96 feet to a pk nail found; run thence Due West for a distance of 177.14 feet to the Point of Beginning of the herein described tract of land.

Lot 3 Description: A Tract of land being Lot No. 3 of Craft-Goodman Commercial Subdivision, Phase 1, also being a fraction of the Southwest Quarter (SW 1/4) of Section 28, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi; said tract being described in more detail as follows:

Commencing from the Southwest corner of Section 28, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi; run thence Due East for a distance of 884.49 feet to a point; run thence Due North for a distance of 982.44 feet to a 1/2" rebar found on the South Right-of-way line of Camp Creek Boulevard, said rebar also being the Point of Beginning of this description; run thence along said right-of-way line as follows: North 87 degrees 53' 39" East for a distance of 296.17 feet to a 1/2" rebar at the beginning of a circular curve to the left; run thence along said curve having an arc length of 132.65 feet, a chord bearing of North 79 degrees 11' 17" East, a chord length of 132.14 feet, and a radius of 436.50 feet to a 1/2" rebar set; run thence South 19 degrees 01' 17" East, leaving said right-of-way line, for a distance of 72.44 feet to a 1/2" rebar set; run thence South 63 degrees 20' 50" West for a distance of 209.84 feet to a 1/2" rebar set; run thence South 64 degrees 44' 56" West for a distance of 176.34 feet to a 1/2" rebar found; run thence North 26 degrees 50' 53" West for a distance of 226.60 feet to the Point of Beginning of the herein described tract of land.

Lot 7 Description: A Tract of land being Lot No. 7 of Craft-Goodman Commercial Subdivision, Phase 1, also being a fraction of the Southwest Quarter (SW 1/4) of Section 28, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi; said tract being described in more detail as follows:

Commencing from the Southwest corner of Section 28, Township 1 South, Range 6 West, City of Olive Branch, Desoto County, Mississippi; run thence Due East for a distance of 446.55 feet to a point, run thence Due North for a distance of 1,208.29 feet to a PK nail set in asphalt on the North right-of-way line of Camp Creek Boulevard, said PK nail also being the Point of Beginning of this description; run thence North 25 degrees 26' 34" West, leaving said right-of-way line, for a distance of 56.63 feet to a PK nail set; run thence North 12 degrees 17' 48" West for a distance of 246.96 feet to a 1/2" rebar set, run thence North 77 degrees 38' 53" East for a distance of 311.23 feet to a 1/2" rebar found; run thence South 11 degrees 06' 33" East for a distance of 317.33 feet to a 1/2" rebar set on the aforementioned North right-of-way of Camp Creek Boulevard; run thence along said right-of-way line as follows: South 87 degrees 53' 39" West for a distance of 112.24 feet to a 1/2" rebar set at the beginning of a circular curve to the left; run thence along said curve having an arc length of 182.65 feet, a chord bearing of South 76 degrees 07' 20" West, a chord length of 181.37 feet, and a radius of 444.50 feet to the Point of Beginning of the herein described tract of land.

TOGETHER WITH:

All right, title and interest of Camp Creek Center, L.L.C. under and pursuant to Reciprocal Easement Agreement dated as of October 8, 2003, by and between Camp Creek Center, a Mississippi limited liability company and Blockbuster of Tennessee, Ltd., a Tennessee limited partnership, filed for record on October 9, 2003 at 1:11 P.M. in Book 455, Page 330, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

All right, title and interest of Camp Creek Center, L.L.C., under and pursuant to Reciprocal Easement Agreement dated as of June 29, 2001, by and between Camp Creek Center, L.L.C. and John Hyneman Development Co., Inc. and Anthony M. McGregor, filed for record on July 2, 2001 at 4:34 P.M. and recorded in Book 395, Page 386, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

All, right, title and interest of Camp Creek Center, L.L.C. under and pursuant to that certain Declaration of Easements, Covenants and Restrictions dated as of March 6, 2002, filed for record on March 19, 2002 at 1:46 P.M. and recorded in Book 414, Page 309, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Exhibit "B"
Permitted Exceptions

1. City of Olive Branch and DeSoto County taxes for 2006, not yet due and payable.
2. Building lines and easements of record in Plat Book 75, Page 38; Plat Book 77, Page 29; Plat Book 81, Page 1 and Plat Book 82, Page 24, in the Office of the Chancery Clerk of DeSoto County, Mississippi, all as shown on survey by Daniels Williams Engineering, Inc., Project No. SV-061447, dated September 22, 2006, last revised October 11, 2006.
3. Subdivision restrictions of record in Plat Book 75, Page 38; Plat Book 77, Page 29; Plat Book 81, Page 1 and Plat Book 82, Page 24, in the aforesaid Chancery Clerk's Office.
4. Declaration of Restrictive Covenant, dated June 29, 2001, filed for record on July 2, 2001 at 4:34 P.M. in Book 395, Page 381, in the aforesaid Chancery Clerk's Office.
5. Easements, terms and conditions as set out in Declaration of Easements, Covenants and Restrictions dated March 6, 2002, filed for record on March 19, 2002 at 1:46 P.M. in Book 414, Page 309, in the aforesaid Chancery Clerk's Office, as amended by First Amendment to Declaration of Easements, Covenants and Restrictions dated August 20, 2004, filed for record on September 8, 2004 at 2:40 P.M. in Book 481, Page 619, in the aforesaid Chancery Clerk's Office.
6. Easements, terms and conditions as set out in Reciprocal Easement Agreement dated October 8, 2003, filed for record on October 9, 2003 at 1:11 P.M. in Book 455, Page 330, in the aforesaid Chancery Clerk's Office.
7. Easements, terms and conditions as set out in Reciprocal Easement Agreement dated June 29, 2001, filed for record on July 2, 2001 at 4:34 P.M. in Book 395, Page 386, in the aforesaid Chancery Clerk's Office.
8. Utility easement of record in Book 229, Page 37, in the aforesaid Chancery Clerk's Office, and as shown on aforesaid survey.
9. Location of 10' utility easement along north line of Lot 1; chain link fence along north line of Lot 1 and 7 and all sides of Lot 3 encroachment of curbs along east line of Lot 1 and south and east line of Lot 7; detention pond and reinforced pipes inside and outside property line on Lot 3; location of north edge of Sylvan Lake along Lots 1 and 7; gas lines, underground electric lines, pipes and inlets and signs, all as shown on aforesaid survey.
10. Rights of tenants as shown on Exhibit "C" under unrecorded leases and/or agreements, as tenants only, with no option to purchase or rights of first refusal to purchase.

Exhibit "C"
List of Tenants

1. Advance America, Cash Advance Centers of Mississippi, LLC
2. Bruce McKim and Tonja McKim, D/B/A Affordable Cleaners
3. Catosouth, LLC
4. Cellular South, Inc.
5. Oak Cask, LLC, D/B/A Cork & Barrel
6. Dollar Tree Stores, Inc.
7. Friedman's Inc.
8. The Hertz Corporation
9. Hai Thi Lam, D/B/A Jennifer's Nails
10. Kelly Services, Inc.
11. Le Carpets, Inc.
12. WKH Group, LLC, D/B/A Lenny's Sub Shop
13. National Cities Corporation, D/B/A Little Caesar's
14. JME Tennessee, Inc., D/B/A McAlister's Deli
15. Victoria Allen, D/B/A Mo Money Taxes
16. Payless ShoeSource, Inc.
17. RadioShack Corporation
18. Sally Beauty Company, Inc.
19. Supercuts, Inc.
20. John M. Presley and Terry Chandler Presley, D/B/A Turning Heads